

Pugliese, Finnegan, Shaffer & Ferentino LLC  
Charles A. Shaffer, Esquire / Id. No. 01825  
575 Pierce Street / Suite 500  
Kingston, PA 18704  
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Counsel for Debtors

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IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:	:	
	:	CHAPTER 13
BRAD J. GERSTEIN	:	
ROSEMARIE GERSTEIN	:	CASE NO. 1:16-BK-02368
Debtors	:	

**REPORT OF SALE OF REAL ESTATE**

The Debtors, Brad J. Gerstein and Rosemarie Gerstein, by and through their counsel, Pugliese, Finnegan, Shaffer & Ferentino LLC, respectfully submit the following report to the Court as follows:

1. By Amended Order dated June 21, 2018, this Court approved the sale of the Debtors' real estate known as 50 Atherton Street, Wyoming, PA.
2. The sale of the Debtors' real estate closed on July 6, 2018. A copy of the Closing Disclosure Statement is attached hereto as an exhibit.
3. As shown on Section H (Other) Line 7 of the Closing Disclosure Statement, \$6,537.01 was paid to the Trustee which amount paid the Debtors' Plan in full.
4. The balance of the proceeds from the sale of the real estate in the amount of \$75,650.77, which was the balance of the proceeds after deducting closing costs and realtor's commission, was paid to the Debtors.

5. An additional \$577.58 was paid to the Debtors representing an over-estimate by M&T Bank of the amount necessary to satisfy its liens.

Respectfully submitted,

PUGLIESE, FINNEGAN, SHAFFER & FERENTINO LLC

*s/ Charles A. Shaffer*

BY: \_\_\_\_\_

CHARLES A. SHAFFER, ESQUIRE  
ID. NO. 01825  
575 Pierce Street/Suite 500  
Kingston, PA 18704  
570-283-1800  
Counsel for Debtors

Date: July 18, 2018

# Closing Disclosure

## Closing Information

**Date Issued**  
**Closing Date** 07/06/2018  
**Disbursement Date** 07/06/2018  
**Settlement Agent** Centurion Abstract, Inc.  
**File #** 18-0074  
**Property** 50 Atherton Avenue  
 Wyoming, PA 18644  
**Sale Price** \$152,500

## Transaction Information

**Borrower** Frederick J. Solano, Linda C. Williams  
 342 Race Street  
 West Pittston, PA 18643  
**Seller** Rosemarie Gerstein  
 219 Sugartown Road, Apt F301  
 Wayne, PA 19087

## Summaries of Transactions

### SELLER'S TRANSACTION

**Due to Seller at Closing** **\$153,513.90**  
 01 Sale Price of Property \$152,500.00  
 02 Sale Price of Any Personal Property Included in Sale  
 03  
 04  
 05  
 06  
 07  
 08

### Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes to  
 10 County Taxes 07/06/2018 to 12/31/2018 \$816.53  
 11 Assessments to  
 12 3rd Qtr Sewer 07/06/2018 to 09/30/2018 \$52.01  
 13 Garbage 07/06/2018 to 12/31/2018 \$98.08  
 14 Wyoming Sewer 3rd Qtr 07/06/2018 to \$47.28  
 15  
 16

**Due from Seller at Closing** **\$77,863.13**

01 Excess Deposit  
 02 Closing Costs Paid at Closing (J) \$19,944.84  
 03 Existing Loan(s) Assumed or Taken Subject to  
 04 Payoff of First Mortgage Loan \$11,013.40  
 05 Payoff of Second Mortgage Loan \$45,626.36  
 06  
 07  
 08 Seller Credit \$1,236.00  
 09  
 10  
 11  
 12  
 13

### Adjustments for Items Unpaid by Seller

14 City/Town Taxes to  
 15 County Taxes to  
 16 Assessments to  
 17 School Taxes 07/01/2018 to 07/06/2018 \$42.53  
 18  
 19

### CALCULATION

**Total Due to Seller at Closing** **\$153,513.90**  
**Total Due from Seller at Closing** **\$77,863.13**  
**Cash to Close** ☐ From ☒ To Seller **\$75,650.77**

## Contact Information

### REAL ESTATE BROKER (B)

**Name** Century 21 Smith Hourigan Group  
**Address** 655 Memorial Highway  
 Shavertown, PA 18708  
**License ID** RB046936C  
**Contact** Kevin Smith  
**Contact License ID** RM419088  
**Email** kevin.smith@century21.com  
**Phone** (570) 881-7754

### REAL ESTATE BROKER (S)

**Name** Lewith & Freeman  
**Address** 1755 North Memorial Highway  
 Shavertown, PA 18708  
**License ID**  
**Contact** Geri Wisniewski  
**Contact License ID** AB060292L  
**Email** gwish03@epix.net  
**Phone** (570) 696-0888

### SETTLEMENT AGENT

**Name** Centurion Abstract, Inc.  
**Address** 303 Market Street, Suite 4  
 Kingston, PA 18704  
**License ID** 60021  
**Contact** Liza Prokop  
**Contact License ID**  
**Email** lprokop@centurionabstract.com  
**Phone** (570) 819-2208

**Questions?** If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at [www.consumerfinance.gov/mortgage-closing](http://www.consumerfinance.gov/mortgage-closing)

# Closing Cost Details

Loan Costs		Seller-Paid	
		At Closing	Before Closing
<b>A. Origination Charges</b>			
01	% of Loan Amount (Points)		
02			
03			
04			
05			
06			
07			
08			
<b>B. Services Borrower Did Not Shop For</b>			
01			
02			
03			
04			
05			
06			
07			
08			
<b>C. Services Borrower Did Shop For</b>			
01	Courier Fee to Centurion Abstract, Inc.	\$31.00	
02	Deed Preparation to Centurion Abstract, Inc.	\$150.00	
03			
04			
05			
06			
07			
08			

Other Costs			
<b>E. Taxes and Other Government Fees</b>			
01	Recording Fees      Deed:      Mortgage:		
02	State Tax/stamps to Luzerne County Recorder of Deeds	\$1,525.00	
<b>F. Prepays</b>			
01	Homeowner's Insurance Premium    mo. to		
02	Mortgage Insurance Premium    mo. to		
03	Prepaid Interest    per day from to		
04	Property Taxes    mo. to		
05			
<b>G. Initial Escrow Payment at Closing</b>			
01	Homeowner's Insurance    per month for    mo.		
02	Mortgage Insurance    per month for    mo.		
03	Property Taxes    per month for    mo.		
04			
05			
06			
07			
08	Aggregate Adjustment		
<b>H. Other</b>			
01	2018 County Taxes to Paul Konopka	\$1,700.00	
02	Duplicate Tax Bill to Paul Konopka	\$10.00	
03	Home Warranty to 210 Homebuyers Warranty	\$505.00	
04	Real Estate Commission Buyers Broker to Century 21 Smith	\$4,575.00	
05	Real Estate Commission Sellers Broker to Lewith & Freeman	\$4,575.00	
06	Sewer to WVSA	\$176.83	
07	Trustee to Jim Jones, Trustee	\$6,537.01	
08	Wyoming Sewer to Wyoming Borough	\$160.00	
09			
10			
11			
12			
13			
<b>J. TOTAL CLOSING COSTS</b>		<b>\$19,944.84</b>	<b>\$0.00</b>

## Confirm Receipt

By signing, you are only confirming that you have received this form

## Addendum

### Closing Information:

Date Issued:

File No: 18-0074

Closing Date: 07/06/2018

Property Information: 50 Atherton Avenue  
Wyoming, PA 18644

### Transaction Information:

Borrower: Frederick J. Solano

Borrower: Linda C. Williams

Address: 342 Race Street

Address:

City/ST/Zip: West Pittston, PA 18643

City/ST/Zip:

Seller: Rosemarie Gerstein

Address: 219 Sugartown Road, Apt F301

City/ST/Zip: Wayne, PA 19087

Other Costs	Seller-Paid	
	At Closing	Before Closing
H. Other		
04 Real Estate Commission Buyers Broker to Century 21 Smith Hourigan Group	\$4,575.00	

### SELLER'S TRANSACTION

#### M. Due to Seller at Closing

#### Adjustments for Items Paid by Seller in Advance

14 Wyoming Sewer 3rd Qtr 07/06/2018 to 09/30/2018

\$47.28